

## SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

**SUBJECT:** Resolution Authorizing the Chairman to Execute a County Deed Conveying County-Owned Property Necessary to Construct or Improve State Road 434 (FDOT Parcel No. 100.1R)

**DEPARTMENT:** Public Works

**DIVISION:** Engineering

**AUTHORIZED BY:** Gary Johnson

**CONTACT:** Warren Lewis

**EXT:** 5658

**MOTION/RECOMMENDATION:**

Adopt Resolution and authorize the Chairman to execute a County Deed conveying property (FDOT Parcel No. 100.1R) necessary to construct or improve State Road 434 to the Florida Department of Transportation (FDOT).

District 3 Dick Van Der Weide

Jerry McCollum

**BACKGROUND:**

It is necessary that certain land now owned by Seminole County be acquired by the Florida Department of Transportation (FDOT Parcel No. 100.1R) to construct or improve State Road 434. FDOT has requested that Seminole County execute and deliver a County Deed conveying all rights, title and interest that the County has in and to said lands for transportation purposes.

**STAFF RECOMMENDATION:**

Staff recommends the Board adopt the Resolution and authorize the Chairman to execute a County Deed conveying property (FDOT Parcel No. 100.1R) necessary to construct or improve State Road 434 to the Florida Department of Transportation (FDOT).

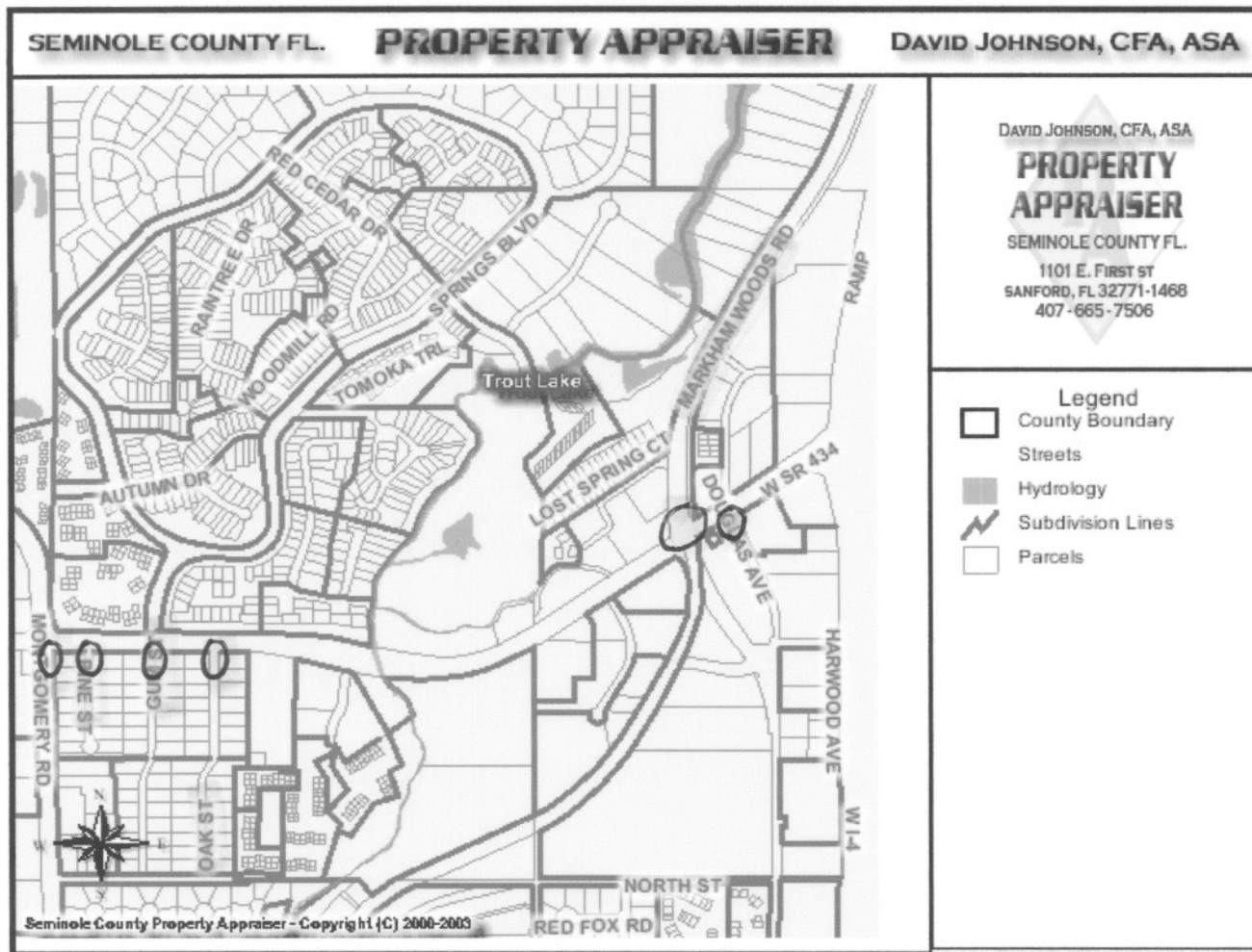
**ATTACHMENTS:**

1. Location Map
2. Resolution
3. County Deed - FDOT Parcel 100.1R-SR-434

**Additionally Reviewed By:**

☒ County Attorney Review ( Matthew Minter )

# Location Map



↑  
Above Circled Areas are parcel locations for this project.

**RESOLUTION**

**THE FOLLOWING RESOLUTION WAS ADOPTED AT THE  
REGULAR MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON  
THE 12th DAY OF FEBRUARY, 2008.**

**WHEREAS**, the State of Florida Department of Transportation proposes to construct or improve State Road No. 434, Section No. 77120 in Seminole County, Florida; and

**WHEREAS**, it is necessary that certain land now owned by Seminole County be acquired by the State of Florida Department of Transportation; and

**WHEREAS**, the land identified by the Florida Department of Transportation is Parcel Number 100.1R; and

**WHEREAS**, said property is not needed for County purposes; and

**WHEREAS**, the State of Florida Department of Transportation has made application to said County to execute and deliver to the State of Florida Department of Transportation for a County Deed in favor of the State of Florida Department of Transportation, conveying all right, title and interests that the County has in and to said land required for transportation purposes, and said request having been duly considered.

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Seminole County, Florida, that the application of the State of Florida Department of Transportation for a County Deed is for transportation purposes which are in the public or community interest and for public welfare; and the land needed for transportation purposes is not needed for County purposes; that the deed in favor of the Florida Department of Transportation conveying all right, title and interests of Seminole County in and to said land identified as Parcel 100.1R has been drawn and executed by this Board of County Commissioners.

**ADOPTED THIS 12th DAY OF February, 2008.**

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY**

---

**Brenda Carey, Chairman**

---

**MARYANNE MORSE, Clerk to the  
Board of County Commissioners in  
and for Seminole County, Florida.**

Prepared under the direction of:  
Charles F. Barcus  
Program Manager/Right-of-Way  
01-04-2008

**COUNTY DEED**

Parcel No. 100.1R  
Section 77120  
State Road 434  
County of Seminole, Florida

**THIS DEED** is made this \_\_\_\_\_ day of \_\_\_\_\_ 2008 by **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter referred to as the **GRANTOR**, and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose address is 719 South Woodland Boulevard, Deland, Florida, 32720, hereinafter referred to as the **GRANTEE** or **F.D.O.T.**

**W I T N E S S E T H:**

**THAT GRANTOR**, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and sell to **GRANTEE**, its heirs and assigns forever, the following described land lying and being in the County of Seminole, State of Florida, to-wit:

See Legal Description attached hereto as Exhibit "A"

**GRANTOR**, in accordance with Section 270.11, Florida Statutes, releases its interest in, and title in and to all the phosphate, minerals and metals that are or may be in, on, or under the above described land and all the petroleum that is or may be in, on, or under the above described land with the privilege to mine and develop the same, the **GRANTEE** having petitioned for said release. The reason justifying such release is that **GRANTEE** is an agency of the State of Florida, which state therefore loses no rights by such release.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatever of the said grantor, either in law or equity, to the said grantee forever.

PROVIDED that the following rights are reserved to Grantor:

1. The Grantor shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate road and utility facilities on, within, and upon the lands described herein in accordance with the F.D.O.T.'s current minimum standards for such facilities as required by the F.D.O.T. Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the F.D.O.T. Should the F.D.O.T. fail to approve any new construction or relocation of facilities by the Grantor or require the Grantor to alter, adjust, or relocate its facilities located within said lands, the F.D.O.T. hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to, the cost of acquiring appropriate easements.

2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.

3. The Grantor shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the F.D.O.T.'s facilities.

4. The Grantor agrees to repair any damage caused by the Grantor to F.D.O.T.'s facilities and to indemnify to the extent permitted under Florida Law the F.D.O.T. against any loss or damage resulting from the Grantor exercising its rights outlined in Paragraphs 1 and 3 above.

**IN WITNESS WHEREOF**, the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman or Vice Chairman of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
MARYANNE MORSE, Clerk to the Board of  
County Commissioners of Seminole County,  
Florida

By: \_\_\_\_\_  
Brenda Carey, Chairman

Date: \_\_\_\_\_

For the use and reliance of Seminole  
County only. Approved as to form and  
legal sufficiency.

As authorized for execution by the Board of  
County Commissioners at their \_\_\_\_\_, 2008  
regular meeting.

\_\_\_\_\_  
County Attorney

## EXHIBIT "A"

PARCEL 100 (PART "A")

SECTION 77120  
F.P. NO. 240233-2

THAT PART OF Montgomery Road (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120), Section 3, Township 21 South, Range 29 East, Seminole County, Florida.

BEING DESCRIBED AS FOLLOWS:

Commence at a nail and disk stamped "SEM. CO.", located at the Southeast corner of the Southwest quarter of Section 3, Township 21 South, Range 29 East, Seminole County, Florida; thence run North 00°03'02" East, along the East line of said Southwest quarter, a distance of 1312.69 feet to the Centerline of Survey of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120); thence departing said East section line, run North 89°55'47" West, along said Centerline of Survey, a distance of 0.37 feet; thence run North 89°34'57" West, along said Centerline of Survey, a distance of 115.77 feet; thence departing said Centerline of Survey, run South 02°22'56" East, a distance of 89.75 feet for a **POINT OF BEGINNING**, said point being on the West existing right of way line of Montgomery Road (as per Official Records Book 2869, Page 1586, Public Records of Seminole County, Florida); thence North 45°58'42" West, along said West existing right of way line, a distance of 57.49 feet to the point of intersection of said West existing right of way line and the South existing right of way line of said State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120); thence South 89°38'41" East, along said South existing right of way line, a distance of 186.71 feet to the point of intersection of said South existing right of way line of said State Road 434 and the East existing right of way line of said Montgomery Road, said point also being the Northwest corner of Lot 42, Sanlando Estates, according to the plat thereof, as recorded in Plat Book 12, Page 53, Public Records of Seminole County, Florida; thence departing said South existing right of way line, South 00°03'02" West, along said East right of way line and the West line of said Lot 42, a distance of 89.45 feet, said point being the Southwest corner of said Lot 42; thence departing said East existing right of way line and said West lot line, run North 89°41'11" West, 143.22 feet to the aforementioned West existing right of way line; thence North 02°22'56" West, along said West existing right of way line, a distance of 49.92 feet to the **POINT OF BEGINNING**.

Containing 13,776 square feet, more or less.

AND

PART "B"

THAT PART OF PINE STREET, SANLANDO ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 53 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. AND BEING ALSO DESCRIBED "LOT 42, OF SANLANDO ESTATES, LESS THE ROAD RIGHT-OF-WAY, (The above described parcel of land being those lands described and recorded in Official Records Book 3132, Page 90, Public Records of Seminole County, Florida.) AND "LOT 29, OF SANLANDO ESTATES, LESS THE ROAD RIGHT-OF-WAY, (The above described parcel of land being those lands described and recorded in Official Records Book 305, Page 119, Public Records of Seminole County, Florida.)

BEING DESCRIBED AS FOLLOWS:



PARCEL NO. 100.1R  
SECTION 77120  
F.P. NO. 240233 2  
PAGE 2

Commence at a nail and disk stamped "SEM. CO.", located at the Southeast corner of the Southwest quarter of Section 3, Township 21 South, Range 29 East, Seminole County, Florida; thence run North 00°03'02" East, along the East line of said Southwest quarter, a distance of 1312.69 feet to the Centerline of Survey of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120); thence departing said East section line, run South 89°55'47" East, along said Centerline of Survey, a distance of 33.00 feet; thence departing said Centerline of Survey run South 00°03'02" West, a distance of 50.00 feet to the point of intersection of the South existing right of way line of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120) and the East existing right of way line of said Montgomery Road, said point also being the Northwest corner of Lot 42, Sanlando Estates, according to the plat thereof, as recorded in Plat Book 12, Page 53, Public Records of Seminole County, Florida; thence along said South existing right of way line of State Road 434, South 89°55'47" East, a distance of 141.94 feet to the point of intersection of said South existing right of way line and the West existing right of way line of Pine Street, as recorded in Official Records Book 1036, Page 1420, Public Records of Seminole County, Florida, said point also being the **POINT OF BEGINNING**; thence continue along said South existing right of way line of State Road 434, South 89°55'47" East, a distance of 57.00 feet to the point of intersection of said South existing right of way line and the East existing right of way line of said Pine Street, as recorded in Official Records Book 1031, Page 341, Public Records of Seminole County, Florida; thence departing said South existing right of way line, South 45°04'04" West, along said East existing right of way line, 4.24 feet to the East existing right of way line of Pine Street, Sanlando Estates, according to the plat thereof, as recorded in Plat Book 12, Page 53, Public Records of Seminole County, Florida, said point lying also on the West line of Lot 29, said Sanlando Estates; thence continue along said existing East Right of Way line and said West lot line, South 00°03'55" West, a distance of 86.96 feet to the Southwest corner of Lot 29, said Sanlando Estates; thence departing said East existing right of way line and said West lot line, run South 89°56'39" West, 50.00 feet to a point on the West existing right of way line of Pine Street, said Sanlando Estates, said point also being the Southeast corner of Lot 42, said Sanlando Estates; thence North 00°03'55" East, along said West existing right of way line and the East line of said Lot 42, a distance of 84.07 feet to the aforementioned West existing right of way line of Pine Street, as recorded in Official Records Book 1036, Page 1420, Public Records of Seminole County, Florida; thence departing said East lot line, North 33°37'24" West, along said West existing right of way line, 7.21 feet to the **POINT OF BEGINNING**.

Containing 4517 square feet, more or less.

AND

PART "C"

THAT PART OF GUM STREET, SANLANDO ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 53 OF THE PUBLIC RECORDS OF

PARCEL NO. 100.1R  
SECTION 77120  
F.P. NO. 240233 2  
PAGE 3

SEMINOLE COUNTY, FLORIDA." AND BEING ALSO DESCRIBED AS "LOT 28, SANLANDO ESTATES, according to the plat thereof as recorded in Plat Book 12, page 53, Public Records of Seminole County, Florida, LESS THE ROAD RIGHT-OF-WAY (The above described parcel of land being those lands described and recorded in Official Records Book 1025, Page 1944 and Official Records Book 1042, Page 597, Public Records of Seminole County, Florida.) and "LOT 15, SANLANDO ESTATES, according to the plat thereof as recorded in Plat Book 12, page 53, Public Records of Seminole County, Florida, LESS THE ROAD RIGHT-OF-WAY (The above described parcel of land being those lands described and recorded in Official Records Book 1051, Page 1597 and Official Records Book 1042, Page 600, Public Records of Seminole County, Florida.)

BEING DESCRIBED AS FOLLOWS:

Commence at a nail and disk stamped "SEM. CO.", located at the Southeast corner of the Southwest quarter of Section 3, Township 21 South, Range 29 East, Seminole County, Florida; thence run North 00°03'02" East, along the East line of said Southwest quarter, a distance of 1312.69 feet to the Centerline of Survey of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120); thence departing said East section line, run South 89°55'47" East, along said Centerline of Survey, a distance of 33.00 feet; thence departing said Centerline of Survey run South 00°03'02" West, a distance of 50.00 feet to the point of intersection of the South existing right of way line of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120) and the East existing right of way line of said Montgomery Road, said point also being the Northwest corner of Lot 42, Sanlando Estates, according to the plat thereof, as recorded in Plat Book 12, Page 53, Public Records of Seminole County, Florida; thence along said South existing right of way line of State Road 434, South 89°55'47" East, a distance of 484.04 feet to the point of intersection of said South existing right of way line and the West existing right of way line of Gum Street, as recorded in Official Records Book 1042, Page 597, Public Records of Seminole County, Florida, said point also being the **POINT OF BEGINNING**; thence South 89°55'47" East, along the South existing right of way line, a distance of 56.00 feet to the point of intersection of the South existing right of way line of said State Road 434 and the East existing right of way line of Gum Street, according to Official Records Book 1042, Page 600, Public Records of Seminole County, Florida; thence departing said South existing right of way line, South 45°04'18" West, along said East existing right of way line, 4.24 feet to the East existing right of way line of Gum Street, Sanlando Estates, according to the plat thereof, as recorded in Plat Book 12, Page 53, Public Records of Seminole County, Florida; thence South 00°04'23" West, along said East existing right of way line, a distance of 87.33 feet to the Southwest corner of Lot 15, said Sanlando Estates; thence departing said East existing right of way line, run North 89°44'47" West, 50.00 feet to a point on the West existing right of way line of Gum Street, said Sanlando Estates, said point also being the Southeast corner of Lot 28, said Sanlando Estates; thence North 00°04'23" East, along said West existing right of way line, a distance of 87.17 feet to the West existing right of way line of Gum Street, per Official Records Book 1042, Page 600, Public Records of Seminole County, Florida; thence North 44°55'42" West, along said West existing right of way line, 4.24 feet to the **POINT OF BEGINNING**.

Containing 4522 square feet, more or less.



PARCEL NO. 100.1R  
SECTION 77120  
F.P. NO. 240233 2  
PAGE 4

AND

PART "D"

THAT PART OF OAK STREET, SANLANDO ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 53 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA." AND BEING ALSO DESCRIBED "LOT 14, SANLANDO ESTATES, according to the plat thereof as recorded in Plat Book 12, page 53, Public Records of Seminole County, Florida, LESS THE ROAD RIGHT-OF-WAY (The above described parcel of land being those lands described and recorded in Official Records Book 5233, Page 97 and Official Records Book 1035, Page 79, Public Records of Seminole County, Florida.) and "LOT 1, SANLANDO ESTATES, according to the plat thereof as recorded in Plat Book 12, page 53, Public Records of Seminole County, Florida, LESS THE ROAD RIGHT-OF-WAY (The above described parcel of land being those lands described and recorded in Official Records Book 1809, Page 1320 and Official Records Book 1049, Page 878, Public Records of Seminole County, Florida.)

BEING DESCRIBED AS FOLLOWS:

Commence at a nail and disk stamped "SEM. CO.", located at the Southeast corner of the Southwest quarter of Section 3, Township 21 South, Range 29 East, Seminole County, Florida; thence run North 00°03'02" East, along the East line of said Southwest quarter, a distance of 1312.69 feet to the Centerline of Survey of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120); thence departing said East section line, run South 89°55'47" East, along said Centerline of Survey, a distance of 33.00 feet; thence departing said Centerline of Survey run South 00°03'02" West, a distance of 50.00 feet to the point of intersection of the South existing right of way line of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120) and the East existing right of way line of said Montgomery Road, said point also being the Northwest corner of Lot 42, Sanlando Estates, according to the plat thereof, as recorded in Plat Book 12, Page 53, Public Records of Seminole County, Florida; thence along said South existing right of way line of State Road 434, South 89°55'47" East, a distance of 824.74 feet to the point of intersection of said South existing right of way line and the West existing right of way line of Oak Street, as recorded in Official Records Book 1035, Page 79, Public Records of Seminole County, Florida, said point also being the **POINT OF BEGINNING**; thence run South 89°55'47" East, along said South existing right of way line, a distance of 56.00 feet to the point of intersection of said South existing right of way line and the East existing right of way Line of Oak Street, per Official Records Book 1049, Page 878, Public Records of Seminole County, Florida; thence departing said South existing right of way line, run South 45°03'50" West, along said East existing right of way line, 4.24 feet to the East existing right of way line of Oak Street, Sanlando Estates, according to the plat thereof, as recorded in Plat Book 12, Page 53, Public Records of Seminole County, Florida; thence run South 00°03'26" West, along said East existing right of way line, a distance of 86.81 feet to the Southwest corner of Lot 1, said Sanlando Estates; thence departing said East existing right of way line, run North 89°50'57" West, 50.00 feet to a point on the West existing right of way line of Oak Street, said Sanlando Estates, said point also being the Southeast corner of Lot 14, said Sanlando Estates; thence run North 00°03'26" East, along said West existing right of way line, a distance of 86.74 feet to the West existing right of way line of Oak Street, per Official Records Book 1035, Page 79, Public Records of Seminole County, Florida; thence North 44°56'11" West, along said West existing right of way line, 4.24 feet to the **POINT OF BEGINNING**.

Containing 4498 square feet, more or less.

PARCEL NO. 100.1R  
SECTION 77120  
F.P. NO. 240233 2  
PAGE 5

AND

PART "E"

THAT PART OF Markham Woods Road (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120)

BEING DESCRIBED AS FOLLOWS:

Commence at a railroad spike in cut out, No ID., located at the Northeast corner of the Southwest quarter of Section 2, Township 21 South, Range 29 East, Seminole County, Florida; thence run South 89°57'56" West, along the North line of said Southwest quarter, a distance of 705.96 feet to the Centerline of Survey of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120); thence departing said North section line, run South 56°47'00" West, along said Centerline of Survey, a distance of 1401.61 feet; thence departing said Centerline of Survey run North 06°33'06" West, a distance of 69.37 feet to the point of intersection of the North existing right of way line of said State Road 434 and the West existing right of way line of Markham Woods Road (as per Florida Department of Transportation Right of Way Map, Section 77120-2501), said point also being the **POINT OF BEGINNING**; thence continue North 06°33'06" West, along said West existing right of way line, a distance of 52.70 feet; thence departing said West existing right of way line, run North 63°29'58" East, a distance of 139.07 feet to the point of intersection of the East existing right of way line of said Markham Woods Road and the aforementioned North right of way line; thence South 80°54'10" East, along said North existing right of way line, a distance of 41.51 feet; thence South 55°55'25" West, along said North existing right of way line, a distance of 192.48 feet to the **POINT OF BEGINNING**.

Containing 6178 square feet, more or less.

AND

(PART "F")

SECTION 77120  
F.P. NO. 240233-2

THAT PART OF Douglas Avenue (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120).

BEING DESCRIBED AS FOLLOWS:

Commence at a railroad spike in cut out, no ID., located at the Northeast corner of the Southwest quarter of Section 2, Township 21 South, Range 29 East, Seminole County, Florida; thence run South 89°57'56" West, along the North line of said Southwest quarter, a distance of 705.96 feet to the Centerline of Survey of State Road 434 (as per Florida Department of Transportation Right of Way Map, F.P. No. 240233-2, Section 77120); thence departing said North section line, run South 56°47'00" West, along said Centerline of Survey, a distance of 1112.09 feet; thence departing said Centerline of Survey run North 06°55'48" East, a distance of 78.19 feet to a point of

PARCEL NO. 100.1R  
SECTION 77120  
F.P. NO. 240233 2  
PAGE 6.

intersection of the existing North Right of Way line of State Road 434 (as per Florida Department of Transportation Right of Way Map, Section 77120-2501) and the West existing right of way line of Douglas Avenue, Springside, as per plat thereof, as recorded in Plat Book 23, Page 29, Public Records of Seminole County, Florida, said point also being the **POINT OF BEGINNING**; thence continue North  $06^{\circ}55'48''$  East, along said West existing right of way line, a distance of 42.17 feet; thence departing said West existing right of way line, run North  $60^{\circ}28'38''$  East, a distance of 67.36 feet to a point on the East existing right of way line of said Douglas Avenue, said point being a point on a curve concave Southeasterly, having a radius of 10.00 feet, a chord bearing of South  $65^{\circ}04'42''$  East and a chord distance of 18.15 feet; thence run Southeasterly along said curve, through a central angle of  $129^{\circ}57'42''$ , an arc length of 22.68 feet to the point of cusp of said curve, said a point also being on the aforementioned North existing right of way line; thence run South  $49^{\circ}56'27''$  West, along said North existing right of way line, a distance of 104.73 feet to the **POINT OF BEGINNING**.

Containing 1927 square feet, more or less.

This legal description prepared under the direction of:  
Russell D. Kessler, P.L.S. No. 5115  
Florida Department of Transportation  
719 South Woodland Boulevard  
DeLand, Florida 32720

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.